

MINUTES
CUERO DEVELOPMENT CORPORATION
REGULAR MEETING
Monday, October 17, 2016 5:30 P.M.

The Cuero Development Corporation Board of Directors met Monday, October 17, 2016, at 212 E. Main Street, Cuero, Texas.

PRESENT: Board Members: Charles Papacek, Randy Jochim, Dennis Jemelka, Will Carbonara, Mayor Sara Post Meyer, Richard Weber, Executive Director, Patrick J. Kennedy, and CDC Administrative Assistant, Samantha Solis

ABSENT: David Scott

GUESTS: Connie Hawes, Ann Hedrick, Brad Hedrick, Kenneth Klimitchek and Lisa Waterbury

I. CALL TO ORDER

President Charles Papacek called the meeting to order at 5:30 P.M.

II. CITIZENS INPUT

NONE

III. MONTHLY FINANCIAL REPORTS

APPROVAL OF SEPTEMBER FINANCIAL REPORT

Mr. Patrick J. Kennedy gave the financial report for the period ending September 30, 2016. Mr. Kennedy noted that the financials were preliminary as the fiscal department is working on closing their year-end financials. The CDC did not go over budget, as expected.

MOTION MADE BY RICHARD WEBER, SECONDED BY MAYOR SARA POST MEYER, TO ACCEPT THE SEPTEMBER FINANCIAL REPORT AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED.

IV. BUSINESS

CONSIDER AND ACT UPON AN APPLICATION FOR A BUSINESS RETENTION AND EXPANSION PROGRAM FOR ALLIED FEEDS, INC.

Mr. Kenneth Klimitchek presented this item to the Board. Mr. Klimitchek mentioned that Allied Feeds, Inc. wants to install 3 Big Ass Fans to their warehouse in order to keep both workers and product cool throughout the plant.

MOTION MADE BY RICHARD WEBER, SECONDED BY MAYOR SARA POST MEYER, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM GRANT FOR ALLIED FEEDS, INC. IN THE AMOUNT OF \$10,000. AYES: 5 NAYES: 0 MOTION CARRIED DENNIS JEMELKA RECUSED HIMSELF FROM THE MOTION

CONSIDER AND ACT UPON AN APPLICATION FOR A BUSINESS RETENTION AND EXPANSION PROGRAM FOR NADA A. HEDRICK – 109 E. SOUTH RAILROAD

Mr. Brad Hedrick presented this item to the Board. Mrs. Hedrick's office, located at 109 E. South Railroad recently gained a tenant who renovated the interior of the building. The Hedrick's thought it would be of best interest for the

exterior to undergo a renovation as well. The project will include the repairing of rotten wood, refinishing the windows, patching holes in the rear of the building and the installation of new doors.

MOTION MADE BY DENNIS JEMELKA, SECONDED BY RANDY JOCHIM, TO APPROVE THE BUSINESS RETENTION AND EXPANSION PROGRAM GRANT FOR NADA A. HEDRICK IN THE AMOUNT OF \$10,000. AYES: 6 NAYES: 0 MOTION CARRIED

CONSIDER AND ACT UPON FY 2016-2017 ENTREPRENEUR PROGRAM APPLICATION

Mr. Kennedy presented this item to the Board. It was brought to the CDC's attention that the current Entrepreneur Program Application states that an applicant may supply their portion of \$2,500 and receive a grant in the amount of \$10,000. The prospective applicant wanted to be sure to choose the right avenue when choosing between the Entrepreneur and Business Retention and Expansion Program grant. Brief discussion followed and the application does present accurate information.

MOTION MADE BY RICHARD WEBER, SECONDED BY RANDY JOCHIM, TO TAKE NO ACTION ON THE ENTREPRENEUR PROGRAM APPLICATION. AYES: 6 NAYES: 0 MOTION CARRIED

REVIEW RESPONSES FOR THE 3RD QUARTER 2016 ACTION ITEMS OF THE STRATEGIC PLAN 2015-2018 (PAGE 79)

Mr. Kennedy presented the 3rd Quarter 2016 Action Items of the Strategic Plan. Mr. Kennedy noted that the CDC will send out the complete Action Items via email in the weekly status report

- 1.1.5 Have CDC annually tour funded projects to determine how the grants impacted local businesses.

Four completed projects have been visited and at least four more will be accomplished next month.

- 3.2.2 Provide Christmas in the Park with new warehouse, support staff and volunteers. Provide timeline one quarter in advance of the event

The number one project listed in the City of Cuero's Capital Improvement Project (CIP) for FY 2016-2017 is to develop a new golf cart shed that will include additional storage space. This new space will allow the Turkeyfest to vacate the warehouse that they presently share with Christmas in the Park.

- 4.2.2 CDC staff will approach regional educational organizations to develop programs that can meet workforce shortages

- 4.2.3 If no partnership is feasible, CDC staff will reach out to educational organizations annually to reassess

Coordination with Region III Education Service Center has begun

- 4.2.4 Partner with job training facility at Victoria College

Coordination with Jennifer Yancey, Vice President for College Advancement & External Affairs at Victoria College has been established. If the need arises, facilities like the new Emerging Technology Center can be utilized.

CHANGE NOVEMBER MEETING DATE

Mr. Patrick J. Kennedy noted that the Regular Board Meeting for November would fall during the week of Thanksgiving. Mr. Kennedy suggested changing the meeting date to November 7, 2016 to keep from interfering with any holiday plans.

MOTION MADE BY RICHARD WEBER, SECONDED BY RANDY JOCHIM, TO MOVE THE NOVEMBER BOARD OF DIRECTORS MEETING TO NOVEMBER 7, 2016 AT 5:30 PM. AYES: 6 NAYES: 0 MOTION CARRIED

V. CONSENT AGENDA

Included in the director's agenda packets for review were: Regular Meeting Minutes, Monday, September 19, 2016, December Events Committee Regular Meeting Minutes Wednesday, September 21, 2016 and the December Events Financial Report for September. Brief discussion followed.

MOTION MADE BY MAYOR SARA POST MEYER, SECONDED BY RICHARD WEBER, TO ACCEPT THE CONSENT AGENDA AS PRESENTED. AYES: 6 NAYES: 0 MOTION CARRIED

VI. EXECUTIVE DIRECTOR REPORT

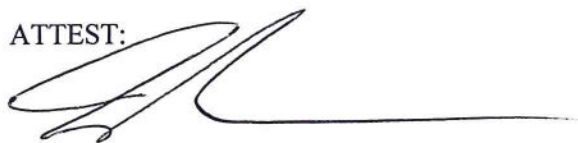
- 1) Sales Tax Comparisons – A copy of the sales tax revenue report was included in the Board package. The sales tax was down 37% for the period and 55% from two years ago. If this trend continues, the CDC will have to proceed with a budget amendment.
- 2) Discuss upcoming conferences/meetings – Mr. Patrick J. Kennedy will be attending the TEDC annual conference from October 19th – 21st in San Antonio. Mr. Kennedy and Mr. David Scott will attend the Team Texas Conference on October 29th at Lost Pines on behalf of the CDC.
- 3) Discuss upcoming Community Leaders' Meeting – The November 4th guest speaker will be Derrick Neal, Director of the Victoria County Health Department & Cuero-DeWitt Health Department Association and will be held at the Cuero Community Hospital Education Classroom. The December 2nd plans are still underway, but the CDC is working with Secretary of State Carlos Cascos.
- 4) December Events Committee – The December Events Committee will have their Board meeting on Wednesday, October 19th at 5:30 pm, they are also working diligently at the park and are ahead of schedule.
- 5) Current Projects – The FY 15-16 ended with 11 complete and fully funded projects. Mr. Will Carbonara's term will be complete in February, 2017, so the CDC will have one vacancy on the Board.

VII. ADJOURN

MOTION MADE BY RICHARD WEBER, SECONDED BY RANDY JOCHIM, TO ADJOURN THE MEETING AT 6:46 P.M. AYES: 7 NAYES: 0 MOTION CARRIED


CHARLES PAPACEK
PRESIDENT

ATTEST:



WILL CARBONARA
TREASURER

**NOTICE AND AGENDA
REGULAR MEETING
CUERO DEVELOPMENT CORPORATION
MONDAY, OCTOBER 17, 2016, 5:30 P.M.**

The Cuero Development Corporation (CDC) will hold their regular monthly meeting at 5:30 P.M. on Monday, October 17, 2016, at 212 E. Main, Cuero, Texas. This notice is posted pursuant to the Texas Open Meetings Act.

I. CALL TO ORDER

II. CITIZENS INPUT (2 minutes each)

- Citizens who have not filed an agenda application

III. MONTHLY FINANCIAL REPORTS

- Approval of September Financial Report

IV. BUSINESS

- Consider and act upon an application for a Business Retention and Expansion Program for Allied Feeds, Inc.
- Consider and act upon an application for a Business Retention and Expansion Program for Nada A. Hedrick – 109 E. South Railroad
- Consider and act upon FY 2016-2017 Entrepreneur Program Application
- Review responses for the 3rd Quarter 2016 Action Items of the Strategic Plan 2015-2018 (Page 79)
- Change November meeting date

V. CONSENT AGENDA

- Regular Meeting Minutes, Monday, September 19, 2016
- December Events Committee Regular Meeting Minutes Wednesday, September 21, 2016
- December Events Committee September Financial Report

VI. EXECUTIVE DIRECTOR'S REPORT

- Sales Tax Comparisons
- Discuss upcoming conferences/meetings
- Discuss upcoming Community Leader's Meeting
- December Events Committee
- Current Projects

IX. ADJOURN



This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Cuero Development Corporation office at (361) 275-8178 or FAX (361) 275-6274 for further information.

The Cuero Development Corporation reserves the right to retire into executive session concerning any of the items listed on this agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.

CERTIFIED AS POSTED AT:

City Hall, 212 E. Main Street; Cuero Development Corporation, 214 E. Main Street; and on the CDC website, Thursday, October 13, 2016.